

Mr Scott Phillips
Chief Executive Officer
Northern Beaches Council
PO Box 82
Manly NSW 1655

council@northernbeaches.nsw.gov.au

14 October 2025

Subject: PP-2024-1343 Northern Beaches Comprehensive Local Environmental Plan planning proposal

Dear Mr Phillips

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) received on 2 July 2024, in respect of the planning proposal to create the Northern Beaches Local Environmental Plan.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the Act Directions 1.4 Site Specific Provisions and 3.1 Conservation Zones are justified in accordance with the terms of the Direction.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act Direction 6.1 Residential Zones. Council should ensure this occurs prior to the LEP being made.

As the planning proposal is for a new local environmental plan (LEP), I have determined not to authorise Council to be the local plan-making authority. The amending LEP is to be finalised on or before 30 October 2026. Council should aim to commence the exhibition of the planning proposal as soon as possible.

Should you have any enquiries about this matter, Angela Hynes can assist you. Ms Hynes can be contacted on [REDACTED].

Yours sincerely



Daniel Thompson
Executive Director
Local Planning and Council Support

Encl: Gateway determination